

Proposed changes affecting Phase Two councils in the draft Planning and Design Code

Background

The State Planning Commission is pleased to provide South Australians with a further opportunity to provide feedback on the revised draft Phase Three (Urban Areas) Planning and Design Code Amendment (Phase Three Code), which covers urban areas and councils with regional towns and cities in South Australia.

The revised Phase Three Code is now available electronically on the PlanSA portal, enabling all users of the planning system to familiarise themselves and comment on the revised policies for their area and experience how the new planning system will operate once implemented.

Some of the changes proposed in the revised Phase Three Code will have an effect on the current Phase Two Code which applies to rural areas of South Australia. This fact sheet provides an overview of the key improvements made in response to feedback on the Phase Three Code that will affect Phase Two (Rural Areas). The draft Phase Three Code comprises four key policy areas:

- People and Neighbourhoods
- Productive Economy
- Environment and Natural Resources
- Integrated Movement Systems and Infrastructure.

The key changes are identified within each key policy area below.

Summary of key changes

People and Neighbourhoods

- Replacement of the Greenfield Neighbourhood Zone with a Master Planned Neighbourhood Zone including the introduction of an *accepted* pathway (no planning consent is required) for new houses in master planned areas where they are consistent with an approved building envelope plan.
- Inclusion of a maximum building height Technical and Numeric Variation within the Rural Shack Settlement Zone.
- Contributory items within historic and character areas to be reflected within the Code as 'Representative Buildings'. They will be referred to in Historic Area and Character Area Statements, and mapped in the South Australian Property and Planning Atlas.
- The Character Area Overlay has been applied to Auburn in the Clare and Gilbert Valley Council area, to capture Representative Buildings.

Productive Economy

- A range of improvements to the Rural Zone including –
 - providing an *accepted development* pathway for Agricultural Buildings of up to 250 m²
 - increase the maximum floor area criteria for a *deemed-to-satisfy* Agricultural Building from 250 m² to 500 m²
 - providing clearer criteria for the establishment of rural value add activities.
- Amending the definitions including the definition of Agricultural Building to exclude ‘frost fan’ which will result in frost fans being Performance Assessed rather than *deemed-to-satisfy* development.

Environment and Natural Resources

The Natural Resources and Environment theme relates to conservation, open space and hills face zones, as well as a large proportion of overlays relating to natural resources in the Code.

- Changes to *accepted* and *deemed-to-satisfy* pathways to reduce Overlays preventing *accepted* and *deemed-to-satisfy* development for common land uses including the Hazard (Acid Sulfate Soils) Overlay within the Rural Zone.
- Refinement of Hazard Bushfire Overlays to refine policy relating to asset protection zones.
- Refinement of flooding policy with the creation of an additional Hazard (Flooding – General) Overlay which will apply to areas of lower level risk of flood inundation and areas of unknown risk. Its application to areas of unknown risk means that flooding policy in the Code’s general design modules is no longer required. The Hazards (Flooding) Overlay is retained but refined to areas of high or extreme flood risk.
- Replacement of the Significant Landscape Protection Overlay with a new Scenic Quality Overlay in rural locations.

Integrated Movement Systems and Infrastructure

The Integrated Movement Systems and Infrastructure theme captures overlays applying to state-maintained roads, railways, pipelines and airports, zones relating to infrastructure and community facilities, and general policy on transport, access and parking.

- Improvement to the Outback and Rural Transport Routes Overlays to refine deemed-to-satisfy policy.
- Amended car parking rates in response to modern car parking survey data.

Want to know more?

For further information on the Code, you can visit www.plan.sa.gov.au, email PlanSA@sa.gov.au or call the PlanSA Service Desk on 1800 752 664.